Expected Changes to the Placer County

Wastewater Regulations (LAMP) Following State Review

The following requirements will be enacted by subsequent ordinance of the Board of Supervisors when the LAMP is approved by the State Board. Expected deletions are shown in ~~strikethrough~~ and additions are shown in **bold** type.

Chapter 8, Article 8.24, Section 8.24.070(C)(1) will be changed as follows:

8.24.070 Environmental Health Land Use Project.

C. No subdivision or parcel map shall be recorded or certificate of compliance issued unless all proposed lots or parcels which rely on an individual sewage disposal system have an approved site evaluation report that verifies all of the following minimum site characteristics:

1. Vertical separation of not less than ~~18~~ **24** inches

On-Site Sewage Manual

Chapter 2, Section G. Introductory Paragraph:

G. Soil Stability Report
The Division may require a geo-technical report by an engineering geologist or geo-technical engineer where there are indications of soil instability. **The Division shall require a geotechnical report by an engineering geologist or geotechnical engineer on slopes over 30%.** The report shall discuss soil stability within the proposed disposal area and replacement area of the system and on the soil's stability with respect to the building foundation, surrounding terrain and adjacent properties. The report shall include, at a minimum:

Chapter 15, Section B.2:

B. Criteria for Approval
An intermittent sand filter system shall meet the following requirements:

2. If using standard gravity trenches, the proposed disposal area and replacement area shall demonstrate a minimum of ~~eighteen (18) inches~~ **two (2) feet** of effective soil depth beneath the trench bottom, if using pressure distribution or subsurface drip, the proposed disposal area and replacement area shall demonstrate a minimum of ~~eighteen (18) inches~~ **two (2) feet** of effective soil depth beneath the disposal trench bottom or subsurface drip tubing.

Chapter 21, Section A.1:

A. General Statement

1. Seepage pit systems are systems designed to be used in areas of Placer County, predominately the southwest and west, where subsoils are clay, clay pan, fragipan, hard pan and do not offer opportunities to install typical leach trench disposal type of systems. It is generally acknowledged that the use of these systems addresses only disposal requirements as opposed to treatment and disposal.

   Therefore, seepage pit systems shall utilize an approved supplemental treatment system. This requirement applies to all new seepage pit septic systems for existing parcels and parcel creation, as well as for replacement/repair or expansion of existing seepage pit systems.

Chapter 21, Section D.1:

D. Criteria for Design and Installation

1. ~~The seepage pit system shall meet the minimum setback requirements as specified in Table 1 in Chapter 39~~. **All new seepage pit septic systems for existing parcels and parcel creation, as well as for replacement/repair or expansion of existing seepage pit systems shall utilize an approved supplemental treatment system.**

Chapter 21, Section D.13 (New section):

13. As described in Chapter 11, Alternative System Requirements, the consultant shall design and certify the system installation prior to the Division issuing a Certificate of Satisfactory Completion.

Distance Required From:	From Disposal Field Initial, Replacement MUSDA	From Septic Tank, Dosing/ Pump Tank, Sand Filter	From Seepage Pit
Wells			
➢ Public well	~~100~~' **150'**	100'	~~150~~' **200'**
➢ Private well	100'	50'	150'
➢ Other wells, excluding monitoring wells	100'	50'	150'

Distance Required From:	From Disposal Field Initial, Replacement MUSDA	From Septic Tank, Dosing/ Pump Tank, Sand Filter	From Seepage Pit
Surface waters[1]			
➢ Reservoirs, lakes, or perennial streams	100’	50’	150’
➢ Springs or Ponds upgradient	50’	50’	100’
➢ Springs or Ponds downgradient	100’	50’	100’
➢ Intermittent streams, drainage swales [2]	50’	50’	50’
Artificial drains--Vertical/Curtain drains [3]			
➢ Upgradient of system	15’	15’	NA
➢ Downgradient of system	50’	25’	NA
Water canals [4]			
➢ Flat area	50’	50’	100’
Sloping area			
➢ Upgradient of system	Clear ROW	Clear ROW [5]	100’
➢ Downgradient of system	100’	50’	100’
Cuts manmade in excess of 2.5 feet (top of downslope cut) or escarpments	4 X height [6] of the bank, to a maximum of 50’.	20’	4 X height [6] of the bank, to a maximum of 50’.
Property lines			
➢ Adjacent property with public water	10’	5’	10
➢ Adjacent property with private water	10’ [7] or 50’	10’	10’ [7] or 75’
Foundation lines of any structure including garages, out-buildings,** paved areas	8’	5’ [8]	8’
Swimming pools			
➢ In-ground	20’	20’	20’
➢ Above-ground	5’	5’	5’
All Water lines	10’ [9]	5’ [9]	10’
Easements [10]	Clear	Clear	Clear
Septic tank, Dosing/pump tank	8’		8’

A. FOOTNOTES:

*If a setback is not specified in this Table, the most recently Board of Supervisors adopted Uniform Plumbing Code setback will be applied.

** Septic tank and dosing/pump tank shall be clear of a paved surface unless the tank is traffic-rated with traffic-rated risers.

*** Unless a different setback is specified in the ordinance/manual, all septic system components shall be free of structure and in a location readily accessible for maintenance.

1. Setbacks from streams and creeks shall be measured from bank drop-off or mean yearly high water mark. **If within 1200'of intake point of public water system, then disposal field shall be no less than 400' from mean yearly high water mark. If between 1200' and 2500' of intake point of public water system, then disposal field shall be no less than 200' from mean yearly high water mark (setback of leachfield to surface water mean yearly high water mark if the body of water has a public water intake point).**